

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



9200-9202 Ventnor  
Margate, NJ 08402

Asking \$2,599,000.00



## COMMENTS

Don't miss this exceptional mixed-use property perfectly situated on the edge of Margate's Parkway section and it's thriving business district. This highly visible corner building was fully renovated in 2015 offering 3 separately metered spaces totaling over 3,500 sq. ft. of rentable office and living space. Upon entering the building there is a large glass enclosed reception area with a desk. It is spacious with ample seating. Beyond the glass doors you are entering Suite 1, which includes a large central area that houses seven custom built-in workstations. Suite 1 also includes four private offices, the largest one with a private bathroom, one common area handicap access bathroom, a 5th large office which can be used as a conference room, 2 standing workstations, and a fully equipped kitchen and access to a 2nd handicap bathroom. Suite 2 has its own private entrance on Benson Avenue, (with indoor access as well) includes 2 private offices, a large conference room, and access to a handicap bathroom. Upstairs, discover a stylish 2-bedroom, 1-bath apartment with a spacious private deck with ocean views. The building has been consistently rented and/or occupied, making it an ideal investment. Perfectly located near the Marina, beach, and all that Margate has to offer, this property presents the ultimate blend of residential and commercial opportunity.

## PROPERTY DETAILS

|                                                                                     |                                                                             |                                   |                                                                                                                      |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Stucco                                                                  | OutsideFeatures<br>Security Light/System<br>See Remarks<br>Storage Building | ParkingGarage<br>None             | InteriorFeatures<br>220 Volt Electricity<br>Display Windows<br>Living Space Available<br>Restroom<br>Security System |
|  | Ask for Denise Kelley                                                       |                                   |                                                                                                                      |
|                                                                                     | Berger Realty Inc                                                           |                                   |                                                                                                                      |
|                                                                                     | 3160 Asbury Avenue, Ocean City                                              |                                   |                                                                                                                      |
|                                                                                     | Call: 609-399-0076                                                          |                                   |                                                                                                                      |
|                                                                                     | Email to: <a href="mailto:dlk@bergerrealty.com">dlk@bergerrealty.com</a>    |                                   |                                                                                                                      |
|                                                                                     | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned                         | Cooling<br>Central<br>Multi-Zoned |                                 |

Water  
Public

Sewer  
Public Sewer